

<p>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p>SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT No. 1</p>	<p>DATE 6/3/11</p>																														
<p>TO LEASE NO. GS-04B-50031</p>																																
<p>ADDRESS OF PREMISES: 1530 Commonwealth Business Drive, Tallahassee, FL 32303-1103 3170 </p>																																
<p>THIS AGREEMENT, made and entered into this date by and between WSSA TALL ICE, LLC whose address is: 140 East Second Street #225 Flint, MI 48502-1731 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p>																																
<p>WHEREAS, the parties hereto desire to amend the above Lease.</p>																																
<p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>February 22, 2011</u>, as follows:</p>																																
<p>1. This Supplemental Lease Agreement incorporates a requested expansion of 3,834 ABOASF to bring the total ABOASF to 23,325 from the original 19,491 ABOASF and the RSF to 24,060 RSF from 20,970 RSF.</p>																																
<p>2. Paragraph 2 of the Lease is hereby deleted and replaced with the following:</p> <p style="margin-left: 40px;">TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 1, 2012, and continuing through, December 31, 2026, subject to termination and renewal rights as may be hereinafter set forth.</p>																																
<p>3. Paragraph 2 of the Lease is hereby deleted and replaced with the following:</p> <p style="margin-left: 40px;">The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">TERM</th> <th style="text-align: right;">ANNUAL RENT</th> <th style="text-align: right;">PRSF RATE</th> <th style="text-align: right;">PABOASF RATE</th> <th style="text-align: right;">MONTHLY RATE</th> </tr> </thead> <tbody> <tr> <td>01/01/12 - 12/31/21</td> <td style="text-align: right;">\$953,603.69</td> <td style="text-align: right;">\$39.63</td> <td style="text-align: right;">\$40.88</td> <td style="text-align: right;">\$79,466.97</td> </tr> <tr> <td>01/01/22 - 12/31/26</td> <td style="text-align: right;">\$953,607.28</td> <td style="text-align: right;">\$39.63</td> <td style="text-align: right;">\$40.88</td> <td style="text-align: right;">\$79,467.27</td> </tr> </tbody> </table> <p style="margin-left: 40px;">The above annual rent is inclusive of the annual operating rental rate indicated in Paragraph 12 of this lease contract.</p> <p style="margin-left: 40px;">The Annual Rent is broken out as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-left: 40px;"> <thead> <tr> <th></th> <th style="text-align: right;">Shell</th> <th style="text-align: right;">Operating Expenses</th> <th style="text-align: right;">Ti</th> <th style="text-align: right;">Total</th> </tr> </thead> <tbody> <tr> <td>01/01/12 - 12/31/21</td> <td style="text-align: right;">\$703,950.44</td> <td style="text-align: right;">\$170,142.90</td> <td style="text-align: right;">\$79,510.35</td> <td style="text-align: right;">\$953,603.69</td> </tr> <tr> <td>01/01/22 - 12/31/26</td> <td style="text-align: right;">\$783,464.38</td> <td style="text-align: right;">\$170,142.90</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$953,607.28</td> </tr> </tbody> </table>			TERM	ANNUAL RENT	PRSF RATE	PABOASF RATE	MONTHLY RATE	01/01/12 - 12/31/21	\$953,603.69	\$39.63	\$40.88	\$79,466.97	01/01/22 - 12/31/26	\$953,607.28	\$39.63	\$40.88	\$79,467.27		Shell	Operating Expenses	Ti	Total	01/01/12 - 12/31/21	\$703,950.44	\$170,142.90	\$79,510.35	\$953,603.69	01/01/22 - 12/31/26	\$783,464.38	\$170,142.90	\$0	\$953,607.28
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<p>4. Paragraph 8 of the Lease is hereby deleted and replaced with the following:</p> <p style="margin-left: 40px;">In accordance with the SFO paragraph entitled <i>Tenant Improvement Rental Adjustment</i>, Tenant Improvements in the total amount of \$795,103.64 (23,325 ABOASF x \$34.08 PABOASF) shall be amortized through the rent for 10 years at the rate of 0%. The total annual cost of Tenant Improvements for the amortization period shall be \$79,510.35 (\$3.41 PABOASF / \$3.30 RSF).</p>																																
<p>5. Paragraph 16 of the Lease is hereby deleted in its entirety.</p>																																
<p>6. Paragraph 17 of the Lease is hereby deleted and replaced with the following:</p> <p style="margin-left: 40px;">In accordance with The Commission Agreement (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 1.13, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as follows: The reduction in shell rent shall commence with the second month of the rental payments and continue throughout the fifth month of the lease term as indicated in the following schedule of adjusted Monthly Rent. Commission credit equals [REDACTED] per month ([REDACTED] divided by 4 months)</p> <p style="margin-left: 40px;">Month 1: Offeror has abated first month's Shell Rent (no commission credit applied)</p> <p style="margin-left: 40px;">Month 2: \$79,466.97 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent</p> <p style="margin-left: 40px;">Month 3: \$79,466.97 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent</p> <p style="margin-left: 40px;">Month 4: \$79,466.97 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent</p>																																

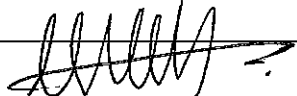
Month 5: \$79,466.97 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent

7. The name of the Lessor and Payee are now changed from West Second Street Associates, LLC to WSSA TALL ICE, LLC. All future references to the Lessor and Payee shall refer to WSSA TALL ICE, LLC.

All other terms and conditions of the lease shall remain in force and effect.

LESSOR

SIGNATURE WSSA TALL ICE, LLC

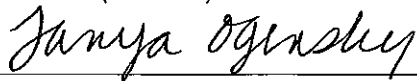


NAME OF SIGNER Troy Farrah

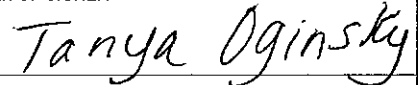
ADDRESS

140 E. SECOND ST. # 225
FLINT, MI 48502

IN THE PRESENCE OF (SIGNATURE)

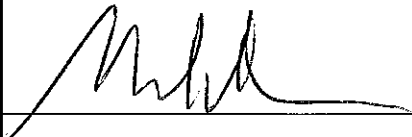


NAME OF SIGNER



UNITED STATES OF AMERICA

SIGNATURE



NAME OF SIGNER

Michael Ellis

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER